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# STATE OF INDIANA

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DEPARTMENT OF LOCAL GOVERNMENT FINANCE



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## **School Property Tax Control Board Meeting Minutes November 16, 2004**

The monthly meeting of the School Property Tax Control Board meeting was held on November 16, 2004. The meeting was held in the Indiana Government Center South, Conference Center Room 1, 302 West Washington Street, Indianapolis, IN 46204. Present for the meeting was Patty Bond, Chuck Nemeth, Joe Bronnert, Bill Roberson, Dave Bowen, Melissa Henson and Teresa Hemmerle, Administrative Officer.

**Minutes and Discussion:** November 4, 2004 meeting minutes.

**Jennings County Schools, Jennings County:** Officials requested approval of a lease rental agreement with maximum annual payments of \$670,000 for 24 years. Total project costs are \$8,210,000 with \$550,000 from the Capital Projects fund. The tax rate impact is \$0.0050 with a new facility rate impact of \$0.0079 expected. The common construction wage information was in order. There was no application for a petition and remonstrance process.

**Present for the hearing** was Michael Bushong, Superintendent; Amber Fields, Business Manager; Sue Beesley, Bond Counsel; Nate Day and Tom Grabill, Educational Services; Scott Veazey, Architect; John Howard, Administrative Assistant; Steve Thoman, Business Development Manager and Chris Rainey, Engineering Manager.

**Project:** There are three components of the building project, the middle school, Scipio Elementary and Brush Creek Elementary. The school will also pay off an existing CPF debt in the form of a 516/Energy Savings Contract.

At the middle school, through a 516/Energy Savings Contract we will be installing a new boiler plant, chiller, pumping system and (3) air-handling units. We also will be replacing the pneumatic control system with a direct digital control system and retrofitting the existing lighting system with a new efficient lighting system. The last item we will be addressing is the sinking and cracking of the floors and walls in a few areas. This is needed to alleviate comfort and health concerns related to the lack of fresh air being introduced into the system.

At Scipio Elementary, we will be demolishing the 1940-1950 era wooden classroom section of the building and replacing them with the addition of 8 classrooms and 2 kindergarten classrooms to the building and remodeling the main office area to maximize the efficiency of the space and to create a nurse's clinic with a working toilet and sink. This is necessary due to the health problems related to the old construction and the outdated and deteriorating structure and the space limitations currently present. The office is needed due to the lack of proper facilities.

At Brush Creek Elementary, we will be adding 3 classrooms and set of restrooms to alleviate crowding and allow us to discontinue the use of modular classrooms and discontinue the use of a PE storage room as an instructional space, recapture an art/project room and move the computer lab out of the library area and into its own space. This is necessary due to the overcrowding and the need for proper special education classroom.

**Comments:** The Superintendent spoke about the project. The process for facility improvements has been going on for some time. An initial feasibility study was completed in 1997 and led to the project at Sand Creek Elementary School. The study was updated in August 2003 and identified needs at several facilities. The cost estimate of the needs totaled \$22 to \$23 million. A facilities board was formed with 23 community members and they were given goals by the school board and the primary needs to consider. They focused on four of the six facilities initially identified with needed improvements. The facilities board brought four facilities to the school board, the middle school, Scipio Elementary, Brush Creek Elementary and Hayden Elementary if funds are available. They included a guaranteed energy savings agreement at the middle school as part of this project. Officials conducted two pre-1028 hearings, one at Scipio and the other at Brush Creek. The 1028 hearing was held on September 13, 2004. The 4<sup>th</sup> grade classrooms at Brush Creek Elementary are currently housed in portable classrooms and there is no computer room in the facility as there are at the other elementary schools. Officials would like consistency of available programs at all schools in the district. There is a lot of movement between the elementary schools in the district. The physical education storage area is currently being used for special education classes. The art classroom was taken over for a regular classroom. The project involves the addition of three general classrooms, a kindergarten classroom, a computer classroom and restrooms. The late 1940's addition to Scipio Elementary contains undersized classrooms that limit class size and inadequate storage space. There are also safety issues to address at this facility. There is currently no health area with restrooms available within the area available. School patrons are concerned about the mold at this facility. The project involves the demolition of the older wing and an addition of eight classrooms, new restrooms, reconfigure office space and address ADA issues. The middle school project involves the upgrade of the HVAC system. There are currently two modular classrooms there, but the enrollment appears to be dwindling in these grade levels so additional classrooms may not be necessary. The committee and school board felt it was best to be conservative based on enrollment figures and did not want to overbuild. The HVAC system is too small for the facility and the fresh air has to be shut off to allow them to maintain a comfortable temperature. There are two or three classrooms with settling issues that need to be addressed and the lighting in the facility will be improved. School patrons stated a \$0.05 tax rate impact would be acceptable. Officials want to keep a low rate impact to allow them to address future building needs. They want to relieve the pressure that is on the Capital Projects fund budget. Officials estimate a \$0.005 rate impact with this project.

Mr. Bowen asked about the cost of repairing the cracks in the floors and walls at the middle school. Mr. Day responded \$300,000. Mr. Bowen said the term of the lease is 22 years and the energy savings agreement is 10 years and he questioned if that was the intent of the legislature. Ms. Henson stated the Commissioner reviews this when considering the project.

Ms. Henson asked why officials would not be reducing the Capital Projects budget by \$550,000. Mr. Day said the funds were already budgeted in the plan for the Scipio Elementary project and reduces the overall bond issue. Ms. Henson felt it would not be difficult to modify the Capital Projects plan to remove the \$550,000. The Superintendent said the impact of financing would be the same regardless. Ms. Henson asked how this energy savings issue is allowed to be done. Ms. Beesley said this issue would pay off the Capital Projects fund debt. The building corporation must purchase the facility and the two in question are currently in the process of being appraised. School officials met with DLGF personnel to discuss this issue.

Mr. Bronnert asked how much fresh air would be in the facility upon completion of the HVAC upgrade. The engineer said it would be 15 CFM, which is in accordance with current code. Mr. Bronnert noted Hayden Elementary was mentioned in the paperwork submitted. The Superintendent said it was discussed by the facility committee, but is not part of the project.

Ms. Bond asked if there would be a construction manager or clerk of the works for this project and the Superintendent said they do not anticipate one. Ms. Bond asked if the Superintendent would oversee the project. The Superintendent said he would along with the architect. The size of the individual projects did not seem to warrant the need for a construction manager.

**Motion:** Ms. Henson made a motion to approve a lease rental agreement with maximum annual payments of \$670,000 for 22 years. Mr. Bronnert seconded the motion, which favorably carried 6-0.

**Rockville Community School Corporation, Parke County:** Officials requested approval of a general obligation bond issue in the amount of \$300,000. The tax rate impact of the bond issue is \$0.025 to \$0.03. The term of the bond issue is 5 years. The common construction wage did not apply to this project. The issue fell below the threshold for the petition and remonstrance process.

**Present for the hearing** was Richard Schelsky, Superintendent; Lonnie Therber, Therber & Brock and Jane Herndon and Andy Hollenbeck, Ice Miller.

**Project:** The School Corporation will purchase 57.6 acres of land and pay costs of issuing bonds with the proceeds of a general obligation issue. The land is not contiguous to existing school property, but is close. Potential use of the land is the site of athletic facilities, which would make the present athletic fields available for expansion of the Rockville Jr./Sr. High School. The land to be purchased fronts on two county roads and has water and sewage service immediately available. The price to be paid for the land is firm with the seller.

**Comments:** The Superintendent spoke about the project. The purpose of the \$300,000 general obligation bond issue is to purchase land. The school corporation is located within the Rockville community and is landlocked. Officials plan to move the athletic facilities to allow for future expansion at the high school. The parcel to be purchased is 57.6 acres and is located five blocks west of the high school. It is an ideal site as city water and sewage is already available. They will immediately establish a baseball and softball field at the site and move other athletic facilities later.

Ms. Henson asked if the price per acre was \$5,000 and the Superintendent replied yes. Ms. Henson asked if an agreement has been reached with the current owner and the Superintendent said yes.

Mr. Bronnert asked how officials plan to pay for the improvements at the site. The Superintendent said a bond issue pays off in 2007. The school board would then look at a lease financing issue to develop the land. Mr. Bronnert questioned enrollment versus capacity at the high school. The Superintendent said the enrollment has been stable, but program needs could necessitate the need for additional space. Mr. Bronnert asked if the elementary school was located at the same site as the high school. The Superintendent said no, it is two blocks away.

Ms. Henson asked why the school board member abstained from the vote at the October 14, 2004 meeting. The Superintendent felt it was because they were a new board member and had not been involved in the initial discussions of the bond issue.

**Motion:** Mr. Nemeth made a motion to approve a general obligation bond issue in the amount of \$300,000. Mr. Bronnert seconded the motion, which favorably carried 6-0.

**MSD of Warren County, Warren County:** Officials requested approval of a lease rental agreement with maximum annual payments of \$454,000 for 17 years. Total project costs are \$4,675,000. The tax rate impact of the project is \$0.11 with a new facility rate impact of \$0.03 expected. The common construction wage information was in order. There was no application for a petition and remonstrance process.

**Present for the hearing** was Terry Roderick, Superintendent; Gary Kiger, Assistant Superintendent; Terry Burnworth, Melissa Hartman and Scott Taylor, Architects; Lonnie Therber, Therber & Brock and Jane Herndon and Andy Hollenbeck, Ice Miller.

**Project:** The project consists of the construction of a physical education facility and six new classrooms as an addition to Seeger Jr./Sr. High School and the renovation of four science laboratories in the existing building. The building is crowded as programs and enrollments have increased. There is little flexibility in scheduling P.E. classes and athletic teams are practicing until 9:00 p.m.

As an addition of the P.E. facility evolved, it was expanded to include fitness programs to be made available to the public. One of the fitness items will be a 4-lane walking or running track. When completed and in use, all athletic team practices will be concluded by 6:00 p.m.

The four science laboratories have not been touched since the school opened. Two of the new classrooms will also be science labs. Overall, the new classroom will eliminate some teachers currently traveling within the building with their materials on carts.

**Comments:** The Superintendent spoke about the project. School officials have been studying goals over the last few years, including facility needs. The district is comprised of three elementary schools and a Jr./Sr. high school. The project will address growth in the high school

enrollment as well as program needs. The science labs were built in 1958 and need to be updated. The area of technology also needs to be addressed. The project has three components, refurbish the science labs and add one lab, add six classrooms and a multipurpose room and the physical education addition. Officials surveyed the community on the needs of the school and they are in favor of the physical education facility to address student and community needs. A grant for \$110,000 will cover the costs of equipment for the facility. The tax rate of \$1.17 for the school corporation is low in comparison to other districts in the area. Officials feel this is a conservative project. There were seven people at the 1028 hearing that spoke in favor of the project.

Ms. Bond asked what is bringing new residents to the area. The Superintendent said most are moving in from Lafayette or Danville, Illinois. There is also a strong economic development group in Warren County.

Mr. Bowen questioned why the \$178,000 in loose equipment was not in the bid project. The Architect said that will be bid, but there are very few companies available that provide it. Mr. Bowen questioned the higher architect fee for construction rather than the design. The Architect said that is due to extended services of an architect being on site everyday.

Mr. Nemeth asked how the architect was chosen and the Superintendent said they took bids. Mr. Nemeth asked if the low bidder was chosen and the Superintendent replied yes. Mr. Nemeth asked if the design and building services were broken out in the advertisement. The Superintendent said they set forth the total project in the advertisement. A school official stated the architectural firms came in and made presentations to the school board and officials.

Mr. Bowen asked if there would be a monthly fee for services and an official said he did not have the contract with him. Mr. Bowen asked about the length of the project and an official replied twelve months.

Mr. Roberson asked what the school board vote was at the November 9, 2004 lease hearing and the Superintendent said 5 to 0.

Mr. Bronnert asked what type of labs were being renovated and added. The Architect said a biology lab, a chemistry lab and two general labs. There will also be new casework installed and the electrical updated. Mr. Bronnert asked if there were enough students interested to offer chemistry and physics. The Superintendent said the Chemistry program has enough interest, but Physics is smaller. He said they sometimes they utilize distance learning for the program, or offer it every other year.

**Motion:** Mr. Roberson made a motion to approve a lease rental agreement with maximum annual payments of \$454,000 for 17 years. Mr. Bronnert seconded the motion, which favorably carried 6-0.

**Community School Corporation of Southern Hancock County, Hancock County:** Officials requested approval of a new facility appeal in the amount of \$27,779 and a transportation appeal in the amount of \$100,000. The appeals were properly advertised.

**Present for the hearing** was Jim Halik, Superintendent and Bob Yoder, Assistant Superintendent.

**New Facility Appeal:** The tax rate impact of the appeal is \$0.0033. Officials requested the appeal for an addition of 15,000 square feet to New Palestine High School set to open July 2005. The appeal request includes one custodian, insurance, utilities and supplies. The appeal request is for six months cost.

**Comments:** The Assistant Superintendent spoke about the new facility appeal. Officials are in the process of completing an expansion to the high school. The additional space includes expanding the cafeteria, adding six classrooms and a wrestling room. The request includes an additional custodian, benefits and insurance, utilities estimated by the architect and supplies. The request is for half the annual costs since the facility will be occupied in July 2005 and officials will return next year for the balance.

**Motion:** Ms. Henson made a motion to approve a new facility appeal in the amount of \$27,779. Ms. Henson seconded the motion, which favorably carried 6-0.

**Transportation Appeal:** The tax rate impact is \$0.013. Officials requested the appeal due to an increase in fuel costs and an increase in the number of students transported/miles traveled. Officials report an increase in the transportation budget of 12.34%.

**Comments:** The Assistant Superintendent spoke about the transportation appeal. There are three reasons officials are requesting the appeal. They are a growing school corporation with an increase of 148 students this year and buses are extremely full. The second reason is a special education student must be transported to a vocational facility. The final reason for the appeal is the increase in the cost of fuel.

Ms. Henson asked if officials used the DLGF transportation formula to arrive at the appeal request. The Assistant Superintendent was not aware of the formula. Ms. Henson noted the amount the school corporation qualifies for is \$72,380.

**Motion:** Mr. Nemeth made a motion to approve a transportation appeal in the amount of \$72,380. Ms. Henson seconded the motion, which favorably carried 6-0.

**Lanesville Community School Corporation, Harrison County:** Officials requested approval of a new facility appeal in the amount of \$127,470. The tax rate impact of the appeal is \$0.09. The appeal was properly advertised. Officials requested the appeal for an addition of 6,446 square feet at the elementary school and the corporation office of 2,180 square feet. The elementary school request includes 1.92 janitors, .5 maintenance position, property services, utilities, supplies and equipment. The corporation office request includes .08 custodial position and utilities. Both appeals are for a full year of costs.

**Present for the hearing** was Phil Partenheimer, Superintendent.

**Comments:** The Superintendent spoke about the appeal. The appeal is for two facilities, the corporate office and the elementary school. The costs have been separated and the total appeal request is \$127,470. There was an increase in the gymnasium floor space at the elementary school as well as an added coaches office, two restrooms, five classrooms, a concession area and hallways. The request includes two custodians, one day and one evening, as well as a part-time maintenance position. They are requesting \$4,316 for gymnasium floor refinishing and a scissors lift due to the higher ceilings in the facility that the current lift cannot accommodate. The costs for the corporation office were also reported even though Ms. Henson had advised him at a previous control board meeting that corporation offices have not been allowed historically. The Superintendent reviewed the costs included in the corporation office appeal.

Mr. Nemeth asked what the revised figure would be and Ms. Henson said \$110,668 excluding the corporation office. Mr. Nemeth asked about the security cameras that are included in the request. Ms. Henson felt they could be allowed since they are items fixed to the building.

Mr. Bronnert asked about the salaries requested, as they seemed to be high. The Superintendent said they have to pay that amount to get someone to do the job.

Mr. Bowen noted the cost per square foot of this appeal is \$17.70 where as the average he has calculated is around \$4.00. The Superintendent said the salary request reflects what they actually pay.

Ms. Bond asked if 6,000 square feet was added to the facility and the Superintendent replied yes. Ms. Bond asked if officials were requesting almost two custodians and the Superintendent said yes. Ms. Bond asked how many custodians would be in the facility if the request were allowed and the Superintendent responded four. Ms. Bond asked if they were full-time positions and the Superintendent said yes. Ms. Bond asked if that would be four custodians for 112,000 square feet and the Superintendent said yes. Ms. Henson noted that calculates to one custodian covering 28,000 square feet. The Superintendent explained they were using ADA grant money in the General fund budget and when that was eliminated they cut a custodial position. Officials preferred to do that instead of eliminating a teaching position.

**Motion:** Mr. Bowen made a motion to approve a new facility appeal in the amount of \$110,668. Mr. Bronnert seconded the motion, which favorably carried 6-0.

**New Albany-Floyd County Consolidated School Corporation, Floyd County:** Officials requested approval of a lease rental agreement with maximum annual payments of \$3,300,000 for 10 years. Total project costs are \$12,000,000. The tax rate impact of the project is \$0.075 with a new facility appeal rate impact of \$0.007 expected. The common construction wage information was in order. There was no application for a petition and remonstrance process.

**Present for the hearing** was Dennis Brooks, Superintendent; Brad Snyder, Deputy Superintendent; Steve Meno, Fifth Third Securities and Thomas Peterson, Ice Miller.

**Project:** The New Albany-Floyd County Consolidated School Corporation would like to improve two of their thirteen elementary schools. The School Corporation would like to provide

improvements to Grant Line Elementary and Greenville Elementary. Of the two proposed projects, Grant Line Elementary will receive substantially more work and scope when compared with the Greenville project. The scope of proposed work at Grant Line Elementary would include providing additional classroom space, providing a new gymnasium, replacing the old cafeteria with a new cafeteria, providing a new traffic pattern which will provide two access points to the site, separate and dedicated art rooms, separate conference rooms and more general office space. The Greenville project will focus on building a separate cafeteria, four additional regular classrooms and remodeling the kitchen.

**Comments:** The Assistant Superintendent spoke about the project. The enrollment this year in the school district is 11,382, which is up 229 students from last year. The enrollment has been stable the last few years. The school district is comprised of thirteen elementary schools, three middle schools, two high schools, an area vocational center, an adult education center and an alternative school. Grant Line and Greenville Elementary Schools are now K-5 facilities since the opening of a new middle school. Grant Line Elementary is located just north of the city in a high growth area, while Greenville Elementary is located in a rural environment with some subdivisions being developed. Grant Line Elementary is currently 50,000 square feet and will have a 25,000 square foot addition and renovation project. Officials want to create an environment of dedicated spaces in the facility. The gymnasium at Greenville Elementary functions as the cafeteria as well. The project involves the addition of a cafeteria and four classrooms. The total project cost is \$12 million and there has been no remonstrance filed by the community. They are in the process of transitioning from an appointed school board to an elected school board.

Ms. Bond asked if Greenville was a town and the Assistant Superintendent said yes, but it is mostly a rural area.

Mr. Bowen asked if there would be students in the building during construction at Grant Line Elementary. The Assistant Superintendent said yes. He said bids would be taken in March 2005. It may disrupt classes a little at the end of the school year and officials plan to occupy the new area as the old is renovated. There is a concern about traffic flow during construction.

Ms. Bond asked where officials were at in their plans to make all facilities environmentally equal. The Assistant Superintendent said they are at the end of that plan. They may need to address Floyd Central High School around 2008 to 2010. Officials are also discussing the future of Silver Street Elementary, which is a three-story facility built in 1928 and is on a small site. Ms. Bond asked who would oversee the project and the Assistant Superintendent said an employee of the school corporation.

**Motion:** Mr. Roberson made a motion to approve a lease rental agreement with maximum annual payments of \$3,300,000 for 10 years. Mr. Bronnert seconded the motion, which favorably carried 6-0.

**Merrillville Community School Corporation, Lake County:** Officials requested approval of a new facility appeal in the amount of \$32,035 and a transportation appeal in the amount of \$59,136. The appeals were properly advertised.



**Present for the hearing** was Ron Price, Assistant Superintendent of Business.

**New Facility Appeal:** The tax rate impact of the new facility appeal is \$0.00144. Officials requested the appeal due to an addition to Merrillville Intermediate School, which opened in August 2003. The request includes salaries, utilities and supplies.

**Comments:** The Assistant Superintendent spoke about the new facility appeal. The project involved changing the configuration of two middle schools, one to a 5<sup>th</sup> grade-6<sup>th</sup> grade and one to a 7<sup>th</sup> grade-8<sup>th</sup> grade. It is less costly to renovate a middle school into a 5<sup>th</sup>-6<sup>th</sup> facility and it also freed up space at the elementary schools. There was an addition of 9,000 square feet constructed at the facility. The request includes 10 hours per week for a custodian. The facility ended up with more classroom since the home economics and industrial arts areas were converted to regular classrooms. Officials advertised higher than the appeal request.

Ms. Henson asked how much area a custodian covers. The Assistant Superintendent said the prior space was larger and required less cleaning. These areas will be smaller classrooms requiring more cleaning.

Mr. Bronnert asked how many custodians are in the facility. The Assistant Superintendent said nine and some are day and some night.

Ms. Bond asked if officials have appealed for this facility before and the Assistant Superintendent said no.

**Motion:** Mr. Bronnert made a motion to approve a new facility appeal in the amount of \$32,035. Ms. Henson seconded the motion, which favorably carried 6-0.

**Transportation Appeal:** The tax rate impact of the transportation appeal is \$0.00267. Officials requested the appeal due to an increase in fuel costs. There have been no new positions added the last three years and the number of bus routes has remained the same over the last four years. Officials report an increase in the transportation budget of 6.97%.

**Comments:** The Assistant Superintendent spoke about the transportation appeal. The average fuel price in 2003 was \$0.92 and for the first six months of 2004 it was \$1.31. Prices are even higher currently. The request of \$59,136 is based on fuel usage in 2003. Officials will be changing over to a low sulfur fuel completely by 2006.

Ms. Bond noted the transportation budget does not increase by the required 10% and the Assistant Superintendent confirmed that was correct. It was noted the past practice has been to deny the appeal since that requirement is stated in the Indiana Code.

**Motion:** Ms. Henson made a motion to deny a transportation appeal in the amount of \$59,136 due to the transportation budget not increasing 10%. Mr. Roberson seconded the motion, which carried 6-0.

**Dekalb County Eastern CSD, Dekalb County:** Officials requested approval of a transfer tuition appeal in the amount of \$10,000, a General fund shortfall appeal in the amount of \$298,403 and a Transportation fund shortfall appeal in the amount of \$69,443. The appeals were properly advertised.

**Present for the hearing** was Dr. Jeffrey Stephens, Superintendent; Phil Carpenter, Business Manager and Sheila Holman, Bookkeeper.

**Transfer Tuition Appeal:** Officials requested the appeal for transfer tuition payments made in 2002 and 2003. The list of payments submitted by school officials reflects payments of \$44,139.

**Comments:** The Superintendent spoke about the transfer tuition appeal. The difference between the expenses and receipts is \$32,393, but officials are only requesting \$10,000.

Ms. Bond asked if there was any revenue received by the school corporation and the Bookkeeper replied no. Ms. Bond asked if there were any placements into the school corporation and the Superintendent said no. Ms. Bond asked why officials were requesting only \$10,000. The Bookkeeper said some expenses came very late in the year after the appeal had already been filed.

**Motion:** Ms. Henson made a motion to approve a transfer tuition appeal in the amount of \$10,000. Mr. Nemeth seconded the motion, which favorably carried 6-0.

**Shortfall Appeal:** Officials requested the appeal due to a shortfall that occurred in 2003.

**Comments:** The Superintendent spoke about the shortfall appeal. Officials request the appeal due to receiving only 91% of their 2003 distribution in 2004.

Ms. Bond asked if the shortfall for the General fund was \$298,403 and the Transportation fund was \$69,443 and the Superintendent said yes. Ms. Bond asked if DLGF personnel had confirmed there was a shortfall and Ms. Henson replied yes. Ms. Bond noted the petition lists \$3 million for the shortfall appeal. The Assistant Superintendent said that was high to allow for appealing a possible 2004 shortfall that might occur. Ms. Bond asked if this request was for 2003 only and the Superintendent replied yes.

**Motion:** Mr. Bronnert made a motion to approve a General fund shortfall in the amount of \$298,403 and a Transportation fund shortfall in the amount of \$69,443. Ms. Bond seconded the motion, which favorably carried 6-0.

Ms. Henson noted the Capital Projects fund request that was included in the appeal petition would be addressed by the DLGF. It is not something the control board would consider.

**Benton Community School Corporation, Benton/Warren/Tippecanoe County:** Officials requested approval of a lease rental agreement with maximum annual payments of \$850,000 for 22 years. Total project costs are \$10,400,000. The tax rate impact of the project is \$0.005 with

no new facility appeal planned. The common construction wage information was in order. There was no application for a petition and remonstrance process.

Officials also requested approval of a lease rental agreement with maximum annual payments of \$1,435,000 for 22 years. Total project costs are \$17,500,000. The tax rate impact of the project is \$0.1786 with a new facility rate impact of \$0.0121 expected. The common construction wage information was in order. There was an application for a petition and remonstrance process filed and the resulting vote was 2,762 in favor and 1,133 opposed.

**Present for the hearing** was Steve Wittenauer, Superintendent; Don Pennington and John Padgett, Architects; Bart York and Ron Goad, Construction Managers; Nate Day and Tom Grabill, Educational Services and Jane Herndon and Andy Hollenbeck, Ice Miller.

**Project (High School):** The Benton Central Jr./Sr. High School project will include renovation of existing science labs, infill of the courtyard to provide new science labs, new finishes in the older parts of the building, toilet room renovations, locker room renovations, modifications of interior doors for accessibility, new ceiling panels, ceiling replacement in the auditorium and cafeteria, upgrading of the kitchen and various other renovations. Site work will consist of renovations to existing parking lots, curbs, improvements of drainage, and new parking lot lighting. Domestic water piping will be an alternate bid and mechanical work will be done to upgrade the mechanical system and provide energy savings. Electrical work will include new electrical service, new panels, additional classroom receptacles, more energy efficient lighting in various locations, and low voltage upgrades for technology. The original structure was built circa 1969 and is on a 75.5 acre site east of Fowler, Indiana on State Road 52.

**Project (Elementary School):** This project consists of a new elementary school, which will be an approximately 89,000 square foot facility, located west of the current Benton Central Jr./Sr. High School site. The building will be a K-6 grade configuration with related site work. The site will be about 22 acres. The new school will have a brick exterior, a sloped shingle or metal panel roof, and steel frame with steel stud walls. Utilities will include a well, a fire pump and generator, and a sewer line to the cement oversized high school treatment facility.

**Comments:** The Superintendent spoke about the proposed projects. The lease is for renovations at the high school and a new elementary school. The high school has not seen any improvements in 40 years. There are some improvements at the high school that would be visible and some not. There will also be improvements made to the science labs at the high school. School officials asked custodians and the principal to submit needs. The cost estimate for those needs came in at \$19 million, but school officials decided to limit the cost to \$10 million. There are four elementary schools in the district, which is the largest in the state based on geographical area covered. The district has decreased from 3,000 students to just over 2,000. The Superintendent went to the community to determine what they wanted on the existing four elementary schools. Officials pursued a \$1.5 million referendum to allow them to maintain four elementary schools and it was defeated. Officials met with the four communities with the elementary schools to discuss options. Before a \$750,000 referendum was pursued, a straw vote was taken to gauge the community opinion. They found that 60% of those polled supported it. The Superintendent asked the school board if they wished to pursue the referendum and they said

yes. The referendum was again defeated by a 55% to 45% margin. The school board then decided to close Fowler and Oxford Elementary Schools and leave Otterbein and Boswell open. Boswell Elementary has 150 students and is the newest elementary school at 20 years old. Officials are considering redistricting at the elementary level and consolidating the two closed elementaries into one at the high school site. The remonstrance was field due to the closing of Fowler Elementary School. The school won the remonstrance drive by a 3 to 1 margin. Officials separated the projects as they expected a remonstrance on the elementary school and did not want to hold up the high school project. The Fowler Elementary building is unsafe and needs to be addressed soon. The tax rate impact has never been an issue with the community, just the location of the new elementary school. The school board felt it was best to close two facilities due to declining enrollment. Officials are in the process of purchasing land across from the high school for a new elementary school.

Mr. Bronnert asked where the elementary schools were located. The Superintendent said Boswell, Otterbein, Oxford and Fowler. Mr. Bronnert asked where the high school was located and the Superintendent replied north of Oxford on US 52.

#### High School Project Questions:

Mr. Nemeth asked how a construction manager was selected. The Superintendent said they advertised for this service and interviewed two or three firms. They interviewed the architects as well.

Mr. Bronnert asked if there has been little renovation to this facility since it was built and the Superintendent said yes. He said the science labs are the main focus of this project academically. Mr. Bronnert asked how many students are enrolled in the senior class and the Superintendent estimated 150 to 200 students. Mr. Bronnert asked if they are successful getting students to take Physics. The Superintendent said they are and this project eliminates the need to share lab space with the junior high students.

**Motion (High School):** Ms. Henson made a motion to approve a lease rental agreement with maximum annual payments of \$850,000 for 22 years. Mr. Bronnert seconded the motion, which favorably carried 5-0-1. Mr. Roberson abstained from the vote.

#### New Elementary School Questions:

Mr. Bowen asked if the net square footage at the elementary level decreases with the new elementary school, if a new facility appeal could be allowed. Ms. Henson felt they would not qualify. The Superintendent said they do not intend to file a new facility appeal for the new elementary school.

Ms. Bond asked if the land for this elementary is owned by the school corporation. The Superintendent said they are in the process of purchasing the land and the appraisals are within the amount allotted for the purchase.

**Motion (Elementary School):** Ms. Bond made a motion to approve a lease rental agreement with maximum annual payments of \$1,435,000 for 22 years. Mr. Bowen seconded the motion, which favorably carried 5-0-1. Mr. Roberson abstained from the vote.

**East Noble School Corporation, Noble County:** Officials requested approval of a new facility appeal in the amount of \$88,416. The tax rate impact is \$0.0075. The appeal was properly advertised. Officials requested the appeal for an addition to East Noble High School, which opened in August 2004. The appeal request includes salaries, utilities and supplies. Officials request 1.5 custodial positions for an addition of 29,160 square feet.

**Comments:** Control board members discussed the appeal.

**Motion:** Ms. Henson made a motion to approve a new facility appeal in the amount of \$88,416. Mr. Bronnert seconded the motion, which favorably carried 6-0.

**Adjournment:** There was no further business to discuss and the meeting was adjourned.